

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW #22-2017-07-2024**

A BYLAW TO AMEND THE DIRECT CONTROL DISTRICT THAT DEFINES LAND USE REUGLATION FOR LUTHERAN CAMP KOINONIA WITHIN BYLAW 22-2017 THE LAC STE. ANNE COUNTY LAND USE BYLAW.

WHEREAS, on April 11, 2019, the Council of Lac Ste. Anne County passed Bylaw #22-2017, the Lac Ste. Anne County Land Use Bylaw.

AND WHEREAS, the Council of Lac Ste. Anne County may designate a direct control district within a land use bylaw according to section 641 to regulate and control the development of land or buildings in the district in any manner it considers necessary.

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act, and Bylaw #22-2017, the Council of Lac Ste. Anne County, in the Province of Alberta duly assembled enact as follows:

1. Lac Ste. Anne County Bylaw #22-2017, the Lac Ste. Anne County Land Use Bylaw, is hereby amended in accordance with attached Schedule "A":
2. That this bylaw comes into full force and effect upon third reading of this bylaw.

Read a first time this 14th day of November A.D. 2024.

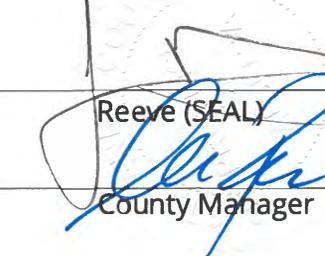

Reeve (SEAL)
County Manager

Public Hearing held the 13th day of December A.D. 2024.

Read a second time this 13th day of December A.D. 2024.


Reeve (SEAL)
County Manager

Read a third and final time this 13th day of December A.D. 2024.


Reeve (SEAL)
County Manager

BYLAW #22-2017-07-2024

SCHEDULE A

1. The 19 DC 15-01 District - Lutheran Camp Koinonia District is hereby amended

by:

- a. Amending section 19.1.4(a) from "'Accessory Building' means a building separate and subordinate to the principal building (including such a building on a Lot or a Seasonal Lot), the use of which is incidental to that of the principal building and is located on the same Parcel (or Lot or Seasonal Lot), but does not include a building or Structure used for human habitation." To instead state; "'Accessory Building" means a building separate and subordinate to the Dwelling Structure, the use of which is incidental to that of the Dwelling Structure and that is located on either the same Lot or Seasonal Lot or on a separate Secondary Lot but does not include a building or Structure used for human habitation."
- b. Amending section 19.1.4(b) from "'Accessory Use' means the use of a building or land that is incidental to and subordinate to the principal use of the site on which it is located." To instead states: "'Accessory Use' means the use of a building or land that is incidental to and subordinate to another use, typically a Dwelling Structure on the site."
- c. Amending section 19.1.4(i) from "'Garage' means an Accessory Building or part of the principal building designed and used primarily for storage of noncommercial motor vehicles and other equipment and includes a carport." To state: "'Garage' means an Accessory Building or part of the Dwelling Structure designed and used primarily for storage of non-commercial motor vehicles and other equipment and includes a carport."
- d. Adding a new section 19.1.4(q) "'Secondary Lot' means a Lot or Seasonal Lot that is typically used for storage purposes and is licensed to a member who holds a license for another Lot that has a Dwelling Structure."
- e. Reordering existing sections 19.1.4(q) and (r) to 19.1.4(r) and (s) respectively.
- f. Renaming section 19.1.5(e), the definition for "'structure' means a Cabin, Mobile Home, Modular Home, or Recreational Vehicle located on a Lot. In the case of a Recreational Vehicle, to be a Structure it must remain parked on a Lot for more than fourteen (14) consecutive days." Which will be removed and replaced with a new definition 19.1.5(b): "'Dwelling Structure' means a "Dwelling" or "Dwelling Unit" such as a Cabin, Mobile Home, Modular Home, Single Detached Dwelling, or Recreational Vehicle

located on a Lot or Seasonal Lot. In the case of a Recreational Vehicle, to be a Dwelling Structure it must remain parked on a Lot or Seasonal Lot for more than fourteen (14) consecutive days.”

- g. Reordering existing section 19.1.5 (b) to (d) into 19.1.5 (c) to (e).
- h. Amending section 19.1.5(f) which states “‘Yard Setback’ means the part of a Lot on which no Structure, Accessory Building, Garage or uncovered deck shall be situated, including pop-outs, cantilevers and roof extensions, but not including eaves. Covered decks or roof extensions shall be considered to be part of the structure they abut or as Accessory Buildings.” And will add on to end of that definition, “(See Table 2, Min Setbacks)”.
- i. Amending Table 2: Development Regulations. The Regulation “Density” has the standard of “Max: 1 dwelling per lot” which is amended to instead be: “Max: 1 dwelling structure and 1 recreational vehicle per lot”.
- j. Adding new sections 19.1.8 and 19.1.9, and renumbering existing sections:
 - i. The new section 19.1.8 will read: “All applicants shall designate the Lutheran Camp association as the landowner on each permit application and shall include the Lutheran Camp Association’s email contact(s) as listed on the written approval provided by the Lutheran Camp Association Board.”
 - ii. The new section 19.1.9 will read: “The Development Authority of Lac Ste. Anne County is required to provide confirmation of applications for and decisions regarding permitted and discretionary development permits and other required permits within the DC district to all email contact(s) as listed on the written approval provided by the Lutheran Camp Association Board.”
 - iii. Renumbering the existing sections 19.1.8 to 19.1.14 to be 19.1.10 and 19.1.16 respectively.
- k. Amend every reference to “Single Family Dwelling” to be “Single Detached Dwelling” also rectifying any inconsistencies where capitalization is not consistent.
- l. Amend Table 1, under the “Use” column, “Intensive Recreation” is amended to “Intensive Recreation”.
- m. Amend every use of the term “Lot” and “Seasonal Lot” to be capitalized.
- n. Adding a new section header “Secondary Lot Regulations”
 - i. Adding under the “Secondary Lot Regulations” header, is section 19.1.17 which will state: “Secondary Lots are intended to be used

for storage purposes and are not required to have a Dwelling Structure located on them when the licensed member holds license over another Lot or Seasonal Lot that has a Dwelling Structure located on it.”

- ii. Adding under the “Secondary Lot Regulations” header, is section 19.1.18 which will state: “A Secondary Lot does not need to be adjacent to the Lot or Seasonal Lot that has a Dwelling Structure placed upon it to allow an accessory building or use to be placed on it.”
- iii. Adding under the “Secondary Lot Regulations” header, is section 19.1.19 which will state: “When a development permit application for an accessory structure or use on a Secondary Lot is provided to the Development Authority, the application must indicate which Lot(s) or Seasonal Lot(s) are licensed to the same member that is applying for the development permit application.”